

Application for Planning Permission.
Town and Country Planning Act 1990

3 20130474 P

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Ms	First name:	Alison	Surname:	Foster
Company name:	Hillside Specialist School				
Street address:	Ribchester Road				
	Longridge				
Town/City:	Preston				
County:	Lancashire				
Country:	England				
Postcode:	PR3 3XB				

Telephone number:	Country Code	National Number	Extension Number
Mobile number:			
Fax number:			
Email address:			

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:		First Name:	DESIGN	Surname:	GROUP - PROJECTS TEAM
Company name:	Lancashire County Council				
Street address:	Lancashire County Council Building Design				
	Construction				
	Room E1				
Town/City:	Preston				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	PR1 8RE				

Telephone number:	Country Code	National Number	Extension Number
		01772 533 972	
Mobile number:		07887831083	
Fax number:			
Email address:	bspprojects@lancashire.gov.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

See email

Proposed taking down of existing front entrance building to cill level. Retaining as much of the stone detail as possible.
Re building the front entrance to the exact footprint of the existing building using a lightweight SIPS frame system with a dressed sandstone cladding, stone parapet and cornices all to match the existing main building. Roof behind stone parapet to be a flat roof with elastomeric felt to tie in with existing flat roof of the adjoining building. (complete roof to be re felted to avoid patchwork appearance).
Number of windows to be reduced- frames to be white powder coated aluminium - style to match those to attached building. Feature stone detailed surrounds around windows to replicated to match those to existing building.
New entrance to have pair of white powder coated aluminium doors opening on to new landing and ramped and steps access to improve access for all.
Ramp to have dressed sandstone cladding to match existing building. Black powder coated steel balustrades and ornate black handrail.
No change of use and no increase in floor area to main building.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:
Title: First name: Surname:
Reference:
Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Discussed two options of proposed building - one with a pitched roof and one with a flat roof with parapet - agreed that flat roof tied in best with the existing building
Discussed stonework finishes, and details around with existing building adjacent to the main entrance
Agreed it would be prudent to clean the stonework of the existing building directly attached to the main entrance prior to stone selection to ensure the new build is a good match

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No
Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No
Are there any new public roads to be provided within the site? ☐ Yes ☒ No
Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No
Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No
Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☒ Yes ☐ No

If Yes, please provide details of the name, relationship and role:

Keely Jones
Assistant Building Surveyor employee of Lancashire County Council
Acting on behalf of LCC Hillside Specialist School Longridge

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:Description of *existing* materials and finishes:

Dressed sandstone walls Building to be demolished down to ornate sandstone cill detail
Existing building has feature sandstone details around the windows
Existing parapet roof has feature stone cornices
Small red brick flat roof boiler house attached

Description of *proposed* materials and finishes:

Walls to be dressed sandstone cladding to match existing building
It is proposed to professionally clean the remaining sandstone to the building the main entrance is attached to prior to selecting the sandstone cladding to ensure a good consistent match
Walls to proposed parapet roof to have matching stone cornice and parapet details to match existing building.
Walls to red brick boiler house to be rendered in a sandstone coloured render
New windows to proposed entrance building to have matching sandstone detailed window surrounds to match those on existing adjacent building

Roof - description:Description of *existing* materials and finishes:

Existing building adjacent to proposed new entrance building has flat felted parapet roof

Description of *proposed* materials and finishes:

New building to have flat roof with elastomeric roof covering - all parapet and cornice details to be in sandstone to match those to existing building

Windows - description:Description of *existing* materials and finishes:

White UPVC windows

Description of *proposed* materials and finishes:

White powder coated aluminium dg window frames - style to match those to existing building immediately attached to main entrance

Doors - description:Description of *existing* materials and finishes:

UPVC door to main entrance

Description of *proposed* materials and finishes:

Pair of white powder coated aluminium doors - styled with three glazed panels to match existing windows with fanlight above

Boundary treatments - description:Description of *existing* materials and finishes:

Concrete steps with black painted railings

Description of *proposed* materials and finishes:

Ramp and steps to have dressed sandstone walls with black powder coated steel balustrading and ornate black handrail

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

tarmac with elastomeric line markings

Description of *proposed* materials and finishes:

No change

Lighting - add descriptionDescription of *existing* materials and finishes:

Bulkhead lighting operated on PIR's

Description of *proposed* materials and finishes:

Traditional swan neck outdoor lighting in powder coated black steel - operated on pirs

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Small red brick flat roof boiler house adjacent to main entrance

Description of *proposed* materials and finishes:

proposed to render the small red brick boiler house building iwith a stone coloured render to match stone of main entrance

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing No B01 - Proposed Plan and elevations
Design and Access Statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	52	52	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake
☐ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Site is used solely for use of Specialist School - age of pupils from age 3 - 16 years with Autism Spectrum Disorder

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	51	8	0
Proposed employees	51	8	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D1	08.30	15.30	n/a	n/a	n/a	n/a	☐

21. Site Area

What is the site area?

23,788

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☐ The applicant ☒ Other person

If Other has been selected, please provide:

Contact name:

Title: Mrs

First name: Liz

Surname: Ascroft

Telephone number:

Country code:

National number:

01772 782205

Extension number:

Email Address:

bursar@hillside.lancs.sch.uk

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

Helen Booth

3 2 0 1 3 0 4 7 4 P

From: ENV Development Control [DevelopmentControl@lancashire.gov.uk]
Sent: 29 May 2013 12:01
To: planning
Subject: NEW APPLICATION HILLSIDE SPECIAL SCHOOL
Attachments: SITE PLAN AND OS MAP.pdf; ApplicationForm.pdf; B-01 PROPOSED.pdf; B-02 EXISTING.pdf; DESIGN AND ACCESS STATEMENT.pdf

Please would you provide an application number for the attached application. The description has been changed to read

Partial demolition of existing entrance and reconstruction with step and ramped access.

Thank you

Pauline

Pauline Kelly
Technical Support Officer
Development Management Group
PO Box 100
County Hall
Preston
PR1 0LD

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It may be confidential and may be the subject of legal and/or professional privilege.

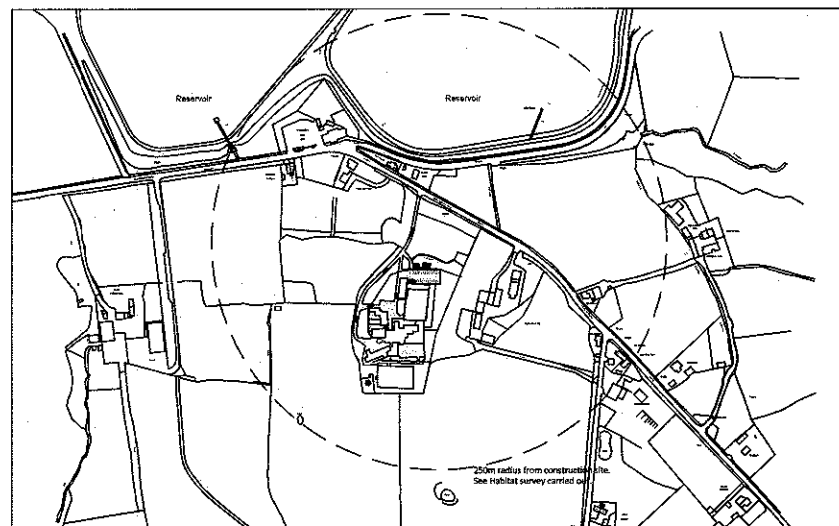
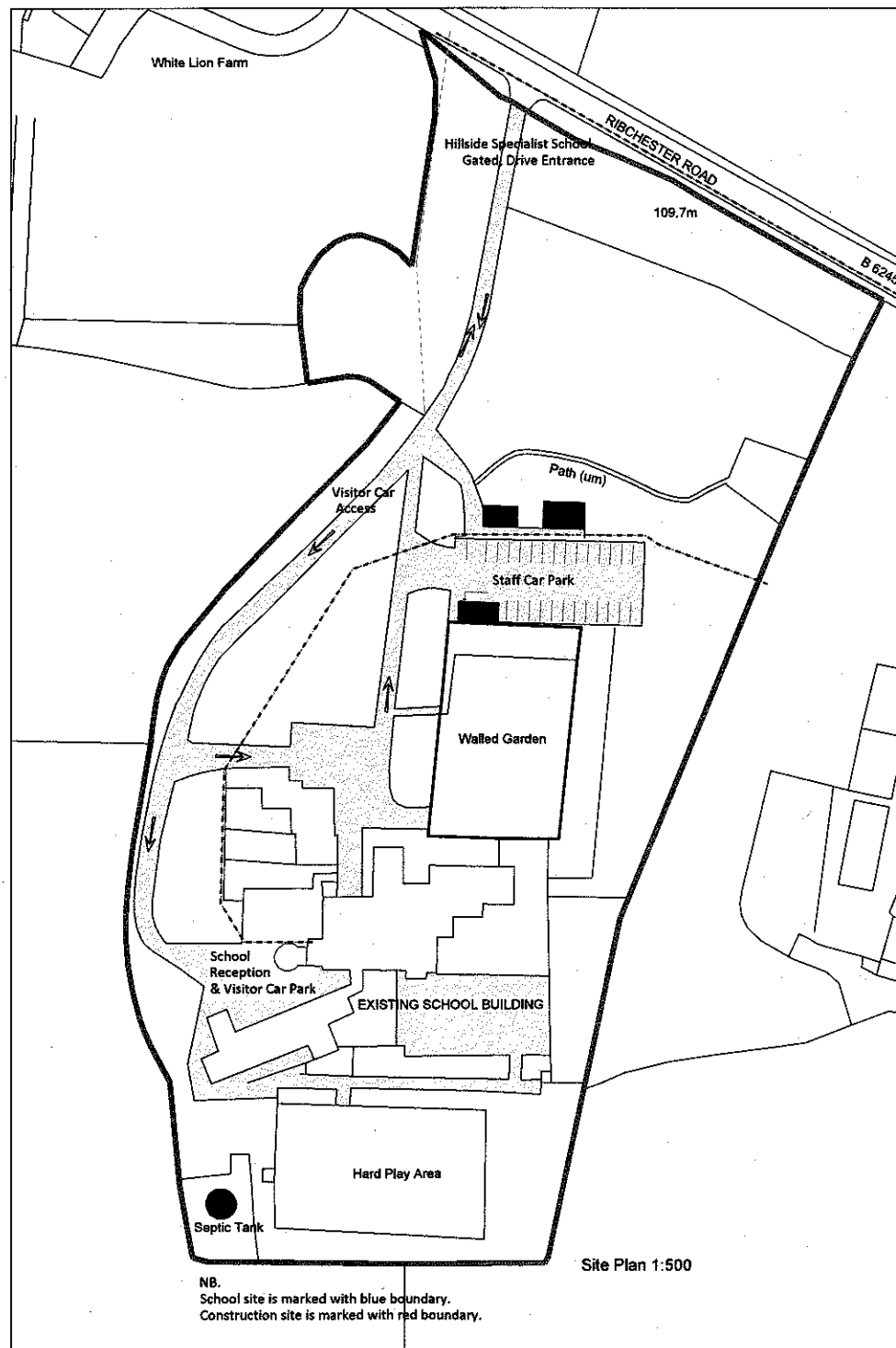
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30/05/2013



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Health & Safety Comments

Total	Dollar Amount	

Note: Dimensions are not to be scaled from this drawing.
All written measurements are to be checked on site by the contractor.

Longridge
Premises Name:
Hillside Special School
Ribchester Road,
Hathersall, PR3 3XB
Premises No.:

Scale 1:2500/500 @A1	Drawn by: RK	Checked by:	Date 03.04.13
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County Council

Resources Directorate

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WALLS
Dressed sandstone cladding, parapet and cornice, to match the existing building on SIPS lightweight building frame.
Stone detail and surround to windows to match that of the existing building.

ROOF
High performance elastomeric felt to flat roof behind parapet

WINDOWS
Aluminium powder coated white windows

DOORS
Aluminium powder coated white doors.

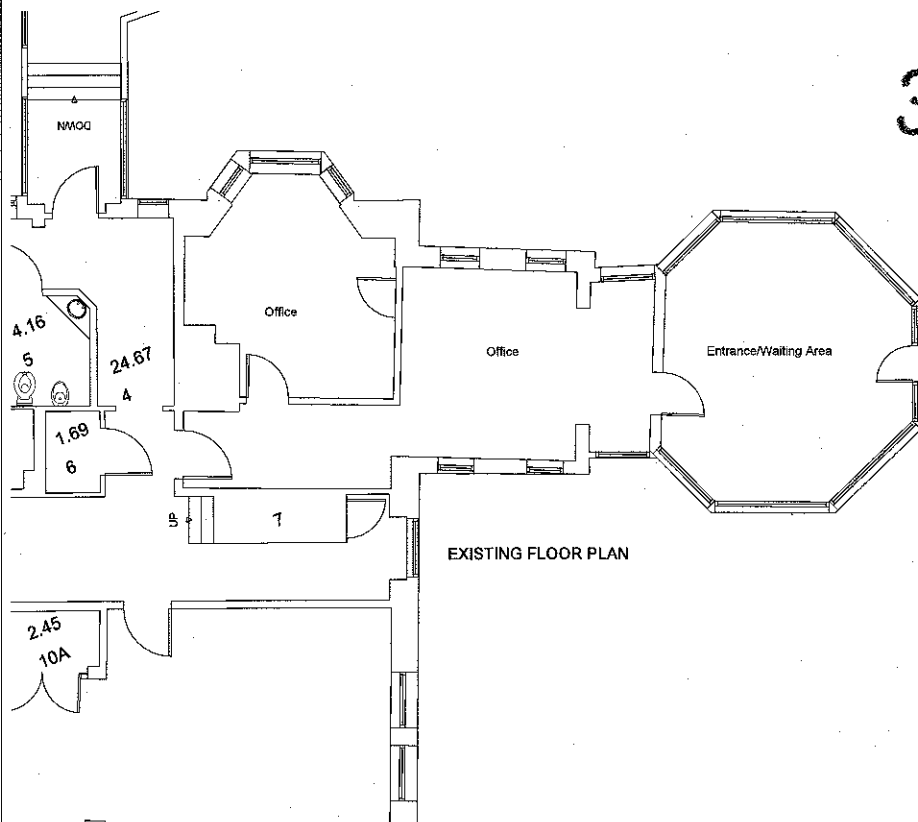
RAMP
Ramp to have dressed stone cladding to walls to match the existing and proposed building. Ramp surface to be flagged.
Paved section inside handrail in black.
All to comply with Part K and Part M of the Building Regulations



EXISTING SIDE ELEVATION A



EXISTING FRONT ELEVATION B



EXISTING FLOOR PLAN

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EXISTING SIDE ELEVATION C

Date: _____			
Drawing Title: PLANNING			
Notes: Dimensions are not to be scaled from this drawing. All section measurements are taken checked on site by the contractor.			
Town Name: LONGRIDGE			
Drawing Name: LONGRIDGE HILLSIDE SCHOOL			
Drawing No.:			
Project: REBUILD AND REFURBISHMENT OF ENTRANCE			
Drawing Title: EXISTING PLAN AND ELEVATIONS			
Scale: 1:50	Drawn by: PI	Checked by: SMc	Date: FEB 2013
Property Group Resources Directorate			
HEADQUARTERS: County Hall, Preston, PR1 8RE Tel: 0845 053 0000 Fax: (01772) 533184			
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Project No.	Drawing No.	Revision	
	B-02		

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DESIGN AND ACCESS STATEMENT

PROJECT: Re modelling of Front Entrance Building and Provision of Ramped Access

**LOCATION: Hillside Specialist School
Ribchester Road
Longridge, Preston
Lancashire PR3 3XB**

DESIGN STATEMENT

The proposal is for the demolition of the existing main entrance building (a former orangery) to cill level – followed by the re- building of the entrance/reception area on the same foundations/footprint. Retaining as much of the original base as is possible

The proposed new building will be constructed using a lightweight SIPS frame – clad with dressed sandstone to match that of the existing building – all cornices, parapet details to be in art stone and to replicate those on the original building, details around the windows to replicate those on the existing building. Note sandstone walls to below cill level and to existing adjacent building to be professionally cleaned prior to final stone selection. To ensure good match.

Roof to new building to be a flat roof with a stone parapet to tie-in with the existing adjacent building – all covered with an elastomeric felt roof covering.

Windows comprising white powder coated aluminium frames fitted with double glazed sealed units incorporating casement openers. Styled to match those in adjacent building

Main Entrance Doors: to be commercial quality powder coated Aluminium. Doors and framing to be polyester powder coated colour: White RAL 9010. Glazing to doors to be in three panels to match windows. Doors to be 900 wide to enable wheelchair access. This is a significant improvement on the existing entrance which is via a single entrance door only 600 wide. Entrance Doors to have level access and threshold in compliance with the Building Regulations Approved Document M2 and Disability Discrimination Act 1996.

New Disabled Access Ramp at max 1:15 gradient to be constructed as shown on Drwg B01- comprising

Purpose made black powder coated galvanised mild steel guardrail to be installed as indicated comprising 50x50mm RHS posts built into wall fitted with 40mm RHS galvanised mild steel handrails at 900mm above ramp incorporating infill panels with balusters at max 100mm c/s. Walls below to be clad in dressed sandstone to match the new entrance building. Ramp surface to be stone flagged Steps to be stone to match main new building

99-0001013

New ramp will run direct from the existing designated disabled parking spaces up the side and to the front of the entrance – enabling easy access for those with mobility problems.

This represents a significant improvement to the current access arrangements which involve no ramped facilities and a very narrow 600 wide entrance door.

REASONS FOR THE PROPOSAL

The proposed development is required to provide a safe, secure and completely accessible for all entrance to the main reception area and school's admin offices and headteacher's office. Current access arrangements are unsuitable and difficult Due to the existing stepped approach and the very narrow entrance door. There is currently no disabled access provided to this main reception area of school.

The existing entrance building is predominantly glazed with a single ply roof with felt shingles – it is impossible to control the heat in the building it is always very cold in winter and overheats in summer – it is proposed that the roof and walls be well insulated to comply with current building regs – windows will open top and bottom to allow fresh air flow and the area will be heated with two radiators. Due to the nature of the pupils in the school it is a specific requirement that no mechanical cooling/heating plant is installed – due to noise. The new building will be a huge improvement in energy conservation and controlling the heat loss and gain in this part of the building.

The other reason for the proposal is purely aesthetics – the existing structure is an eyesore and is not in keeping with the original buildings whatsoever.

FUNDING FOR THE PROJECT

School Funds

DESIGN CONSIDERATIONS

The proposed extension is designed to match the original existing buildings in terms of the overall scale and materials in order to minimise the visual impact of the development. The current building is an eyesore and much consideration has been given to ensuring the new entrance building looks much more in keeping with the original parts of school and has an overall much improved appearance. With the benefits of improved access and heat control.

ACCESS STATEMENT

The extension is designed to be fully accessible in accordance with the Building Regulations and Disability Discrimination Act 1996